

JUNCTION CITY PLANNING COMMISSION AGENDA ITEM SUMMARY



325 E 1st Avenue Preliminary Partition (MP-14-01)

Meeting Date: June 17, 2014
Department: Planning
www.junctioncityoregon.gov

Agenda Item Number: 5a
Staff Contact: Gary Darnielle
Contact Telephone Number: 541.682.4431

ISSUE STATEMENT

The applicant is requesting a Preliminary Partition to divide an existing lot into two lots. Parcel 1 will have an existing building, Parcel 2 will be vacant. The applicant's stated intent is to construct a food processing/packaging facility on parcel 2.

BACKGROUND

The property owner would like to divide one (1) existing lot into two (2) lots in order to construct a food packaging/processing facility. The Junction City Comprehensive Plan Map designates the property as Industrial. The property is zoned Light Industrial (M1) and currently has an existing building on it. The property is located east of the intersection Ivy Street (Hwy 99) and East First Avenue and fronts the south side of East First Avenue.

COMMITTEE REVIEW

None

RELATED CITY POLICIES

The following section of the Junction City Municipal Code is relevant to this request.

16.05.030 (D)(3) Preliminary Partition

According to Section 16.05.030 (D)(3) of the Junction City Municipal Code, Approval. In the event the planning commission finds that the plan complies with the statutes of the state and with this and all ordinances of the city, it shall approve the plan and signify its action on the face thereof by appropriate signature of the commission. In the event the commission finds that the plan cannot be made to comply with such requirements, it shall disapprove the plan and signify its action in the same manner as in approval. The commission may make approval subject to conditions to be fulfilled by the petitioner.

PLANNING COMMISSION OPTIONS

- a. Approve the Preliminary Partition with conditions of approval and findings as written in the Proposed Final Order (MP-14-01).

- b. Approve the Preliminary Partition with changes to the conditions of approval and/or changes to the findings in the Proposed Final Order (MP-14-01).
- c. Deny the Preliminary Partition with findings supporting the denial.
- d. Continue the discussion of the proposed Preliminary Partition if more information is needed.

CITY ADMINISTRATOR'S RECOMMENDATION

The City Administrator requests that the Planning Commission follow process for review of the preliminary partition as presented.

SUGGESTED MOTION

I make a motion to (approve with conditions as stated in the final order / approve with conditions as modified by the Planning Commission / deny with findings / continue) the Preliminary Partition for 325 East 1st Avenue, File # MP-14-01.

ATTACHMENTS

- A. Staff Report
 - I. Proposed Partition Plat Map
 - II. Application packet
 - III. Referral Comments
 - IV. Request for Comments
 - V. Proposed Final Order Preliminary Partition (MP-14-01)

FOR MORE INFORMATION

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